**DELEGATED REPORT**

**Recommendation Made: 3 June 2009**

**Reference:- 09/00289/FUL** **Parish:- Higham On The Hill Parish Council**

**Applicant:- Mr Ian Osborne**
**Watling Street**
**Nuneaton**
**Warwickshire**
**CV10 0TU**

**Location:- Mira Ltd Watling Street Lindley Higham On The Hill Nuneaton**

**Proposal:- FORMATION OF OVERFLOW CAR PARK**

**Introduction:-**

This application proposes the construction of an overflow car park in association with existing operations at MIRA. The car parking is required because of problems with car parking generally available within the site.

MIRA is a unique motor industry testing facility that occupies an extensive site between the villages of Higham on the Hill and Fenny Drayton. The site and its employment provision is specifically recognised with the adopted Local Plan.

Planning history

None relevant

**Consultations:-**

No neighbour objection
No Highway Agency objection
No Parish objection
No Environmental Health objection

**Development Plan Policies:-**

EMP5
EMP6

**Appraisal:-**

The principle for further development at MIRA is supported by policies EMP5 and EMP6.

The provision of this car parking area is a small scale development at the very heart of the MIRA site, accordingly there will be no measurable impact following the development outside of the site. MIRA have confirmed that the car parking is required to alleviate existing parking problems within the site and that the proposed car park will not result in more cars accessing the site. The car park is to manage the existing vehicles, rather than to provide for more.

**RECOMMENDATION :- Permit subject to the following conditions :-**

**Summary of Reasons for Recommendation and Relevant Development Plan Policies :**

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the

development plan and would not be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- EMP5 and EMP6

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reasons :-**

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

**Notes to Applicant:-**

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

**Contact Officer:- James Hicks Ext 5762**